

Project Updates



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Neighborhood Code Update

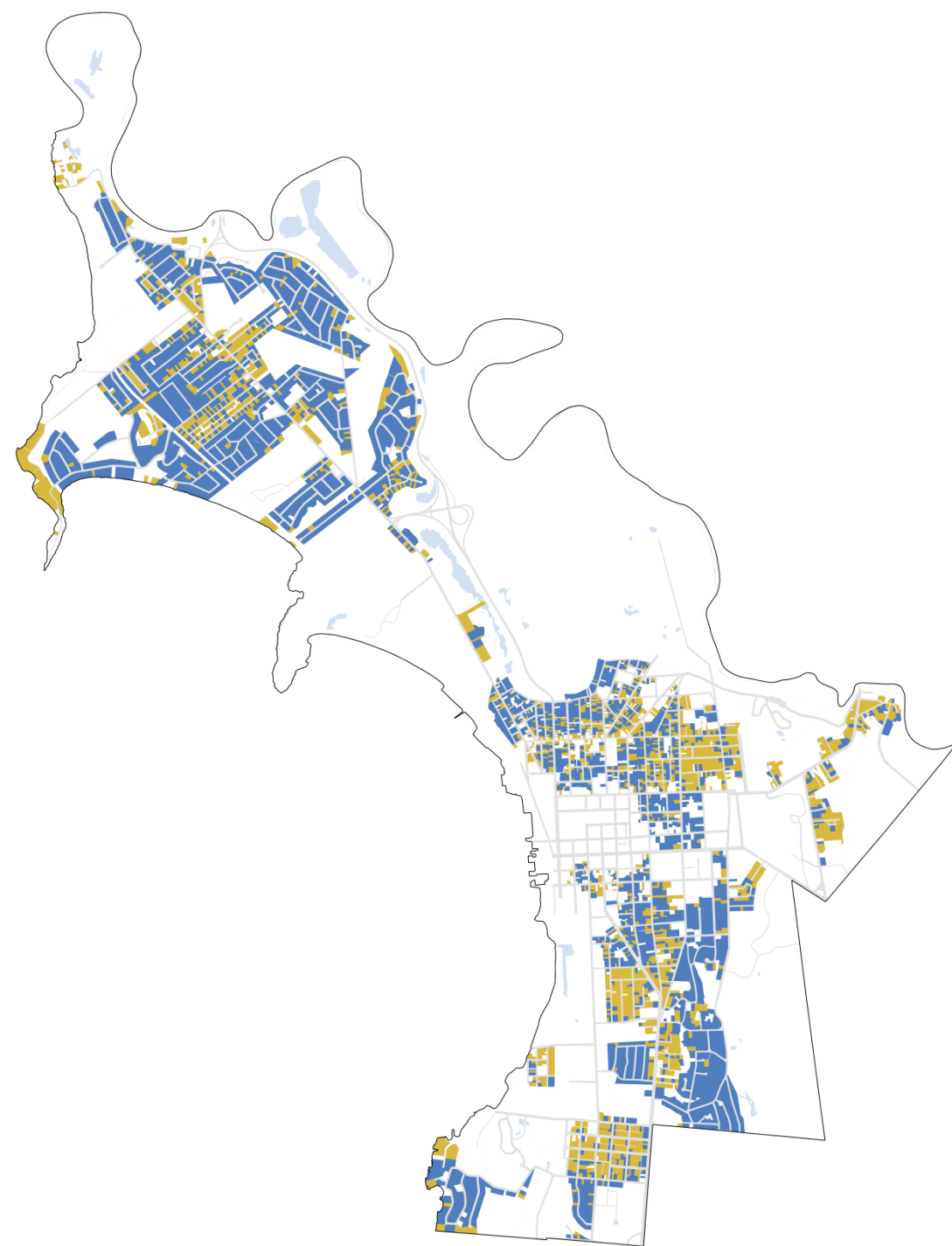
1. Reviewing Neighborhood's conformity to existing zoning
2. Identification of typologies to inform context-sensitive zoning

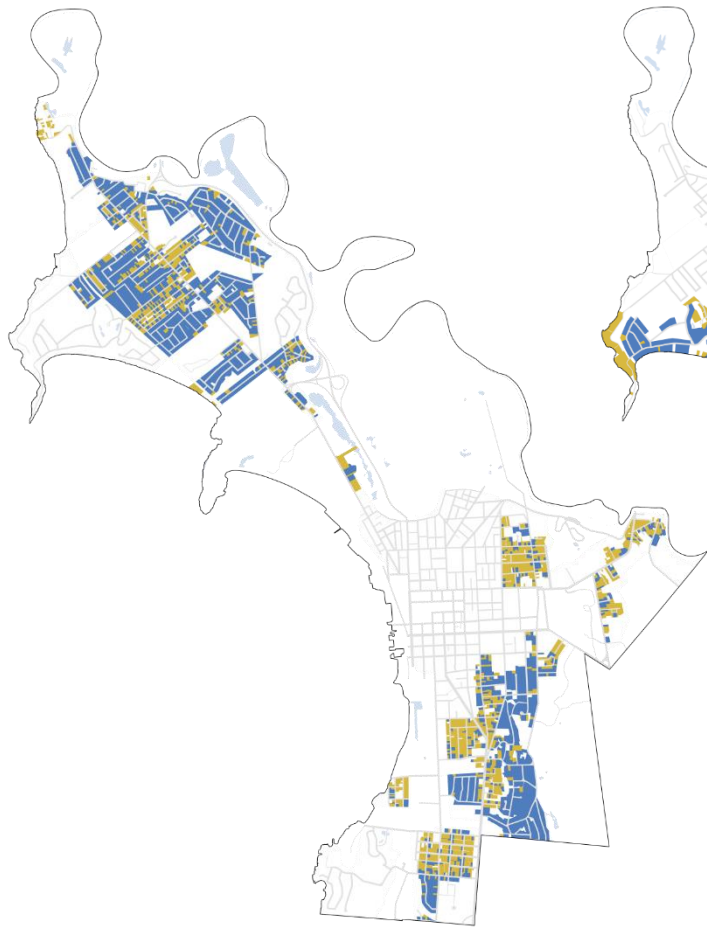


BTV Neighborhood Code

Parcel Conformity Analysis

- Analysis of residentially zoned parcels with buildings up to 4 units
- Tested for conformity based on density and dimensional standards found in the 2008 Zoning Ordinance:
 - Lot Size
 - Lot Width
 - Density (Dwelling Units per acre)

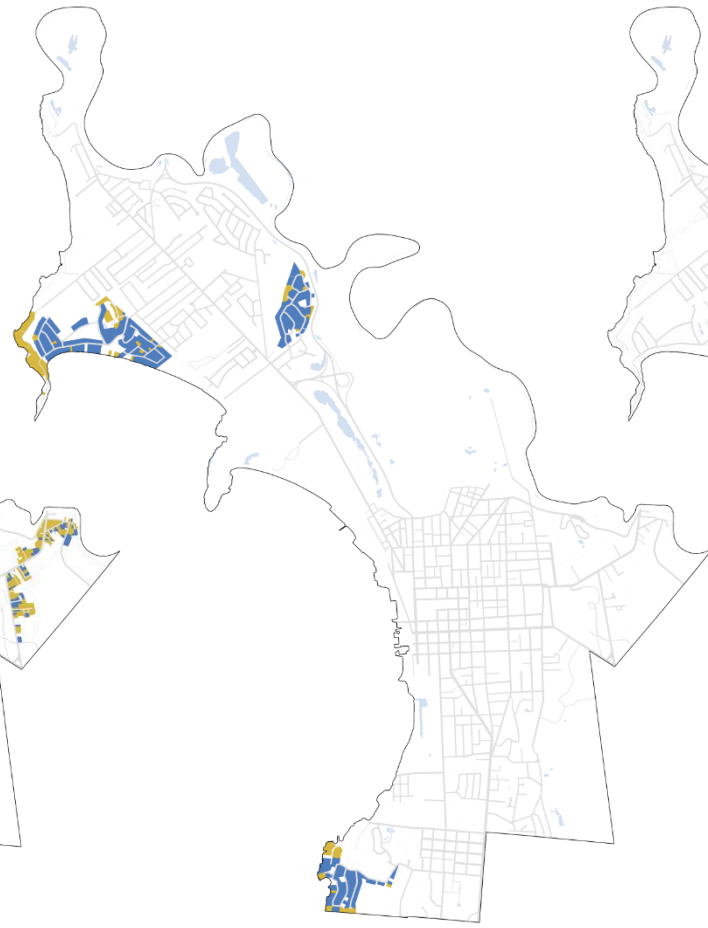




**Residential
Low Density**

62%

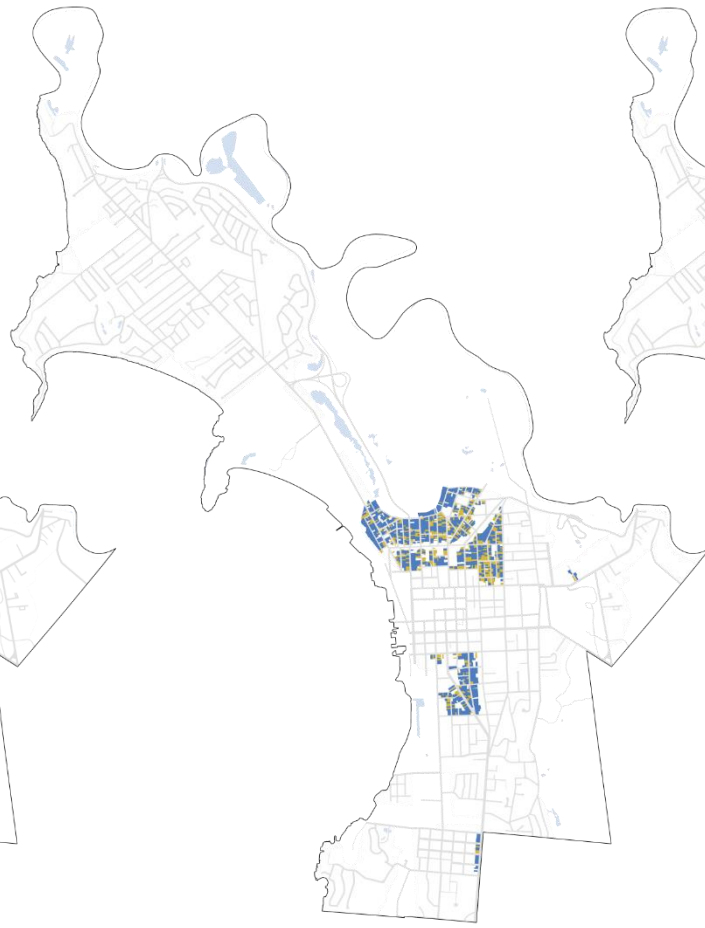
of Burlington's
Residential parcels



**Residential Low
Density – Large
Lot Overlay**

6%

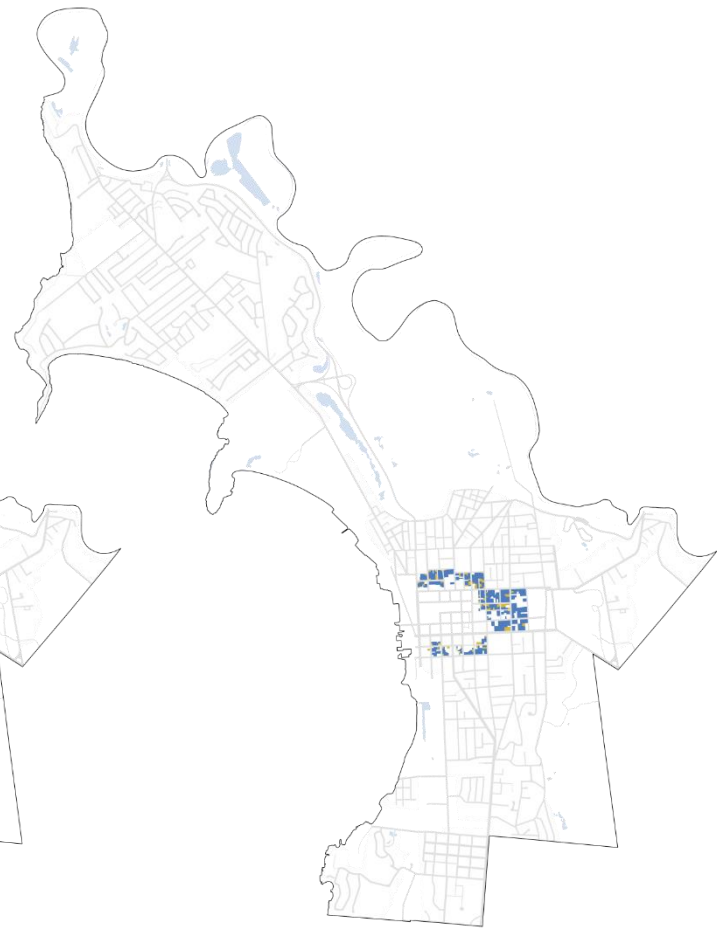
of Burlington's
Residential parcels



**Residential
Medium Density**

21%

of Burlington's
Residential parcels



**Residential
High Density**

6%

of Burlington's
Residential parcels

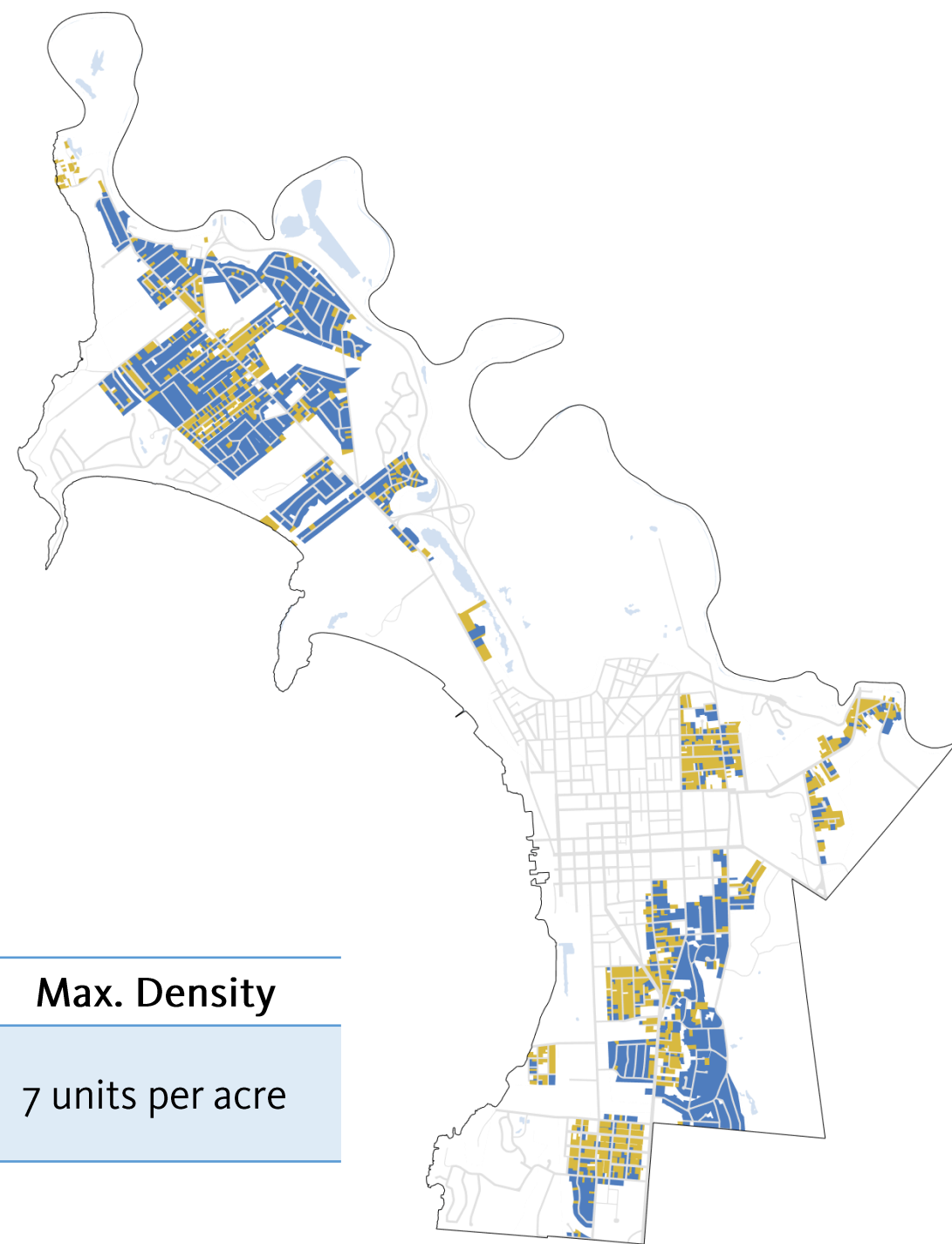
Residential – Low Density

58% conform to the 2008 dimensional and density standards

74% meet density standards

79% meet lot size standards

67% meet lot width standards



	Min. Lot Size	Min. Lot Width	Max. Density
Single detached dwellings	6,000 ft ²	60 ft	7 units per acre
Duplex	10,000 ft ²		

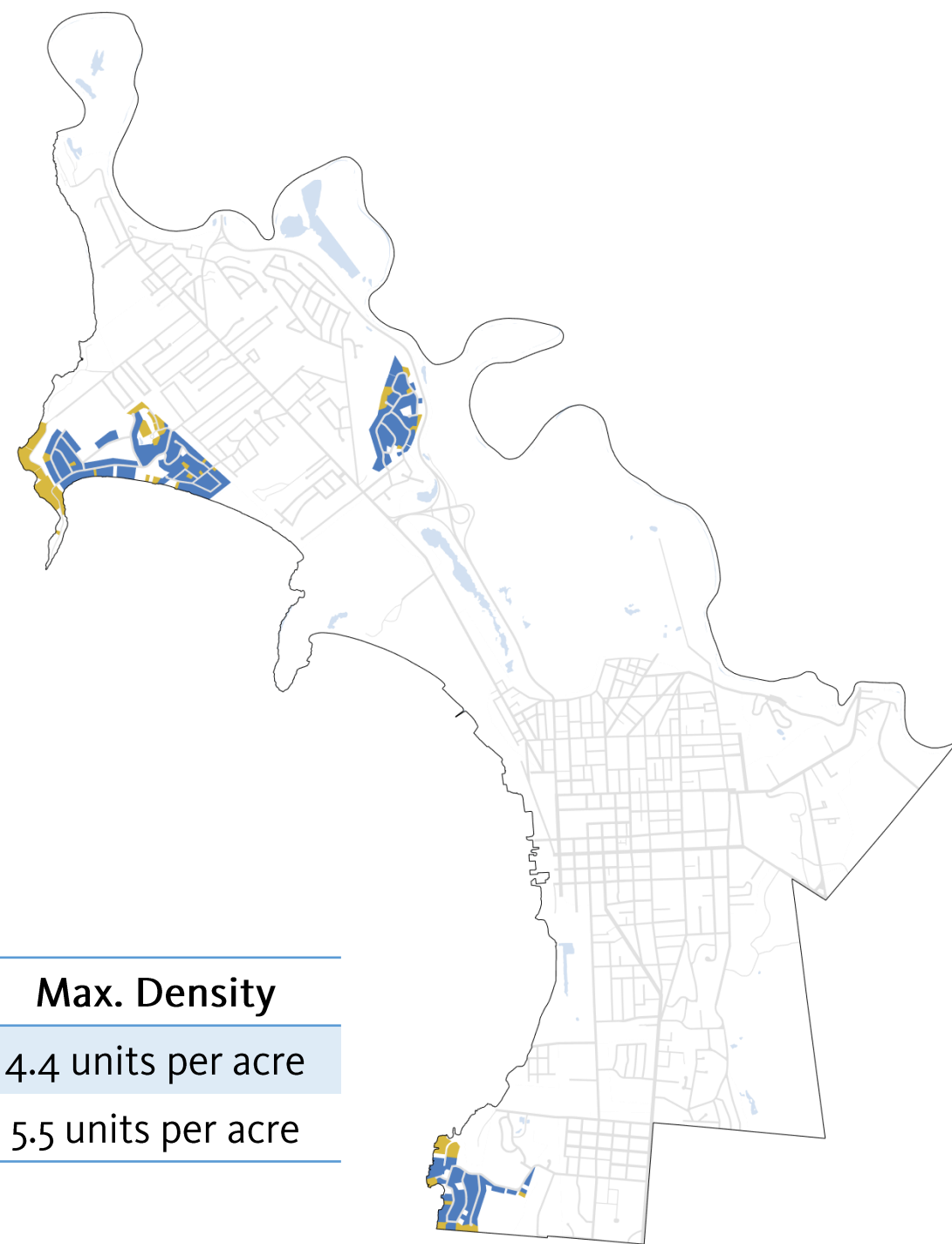
Residential – Low Density Large Lot Overlay Districts

80% conform to the 2008 dimensional and density standards

95% meet density standards

95% meet lot size standards

82% meet lot width standards



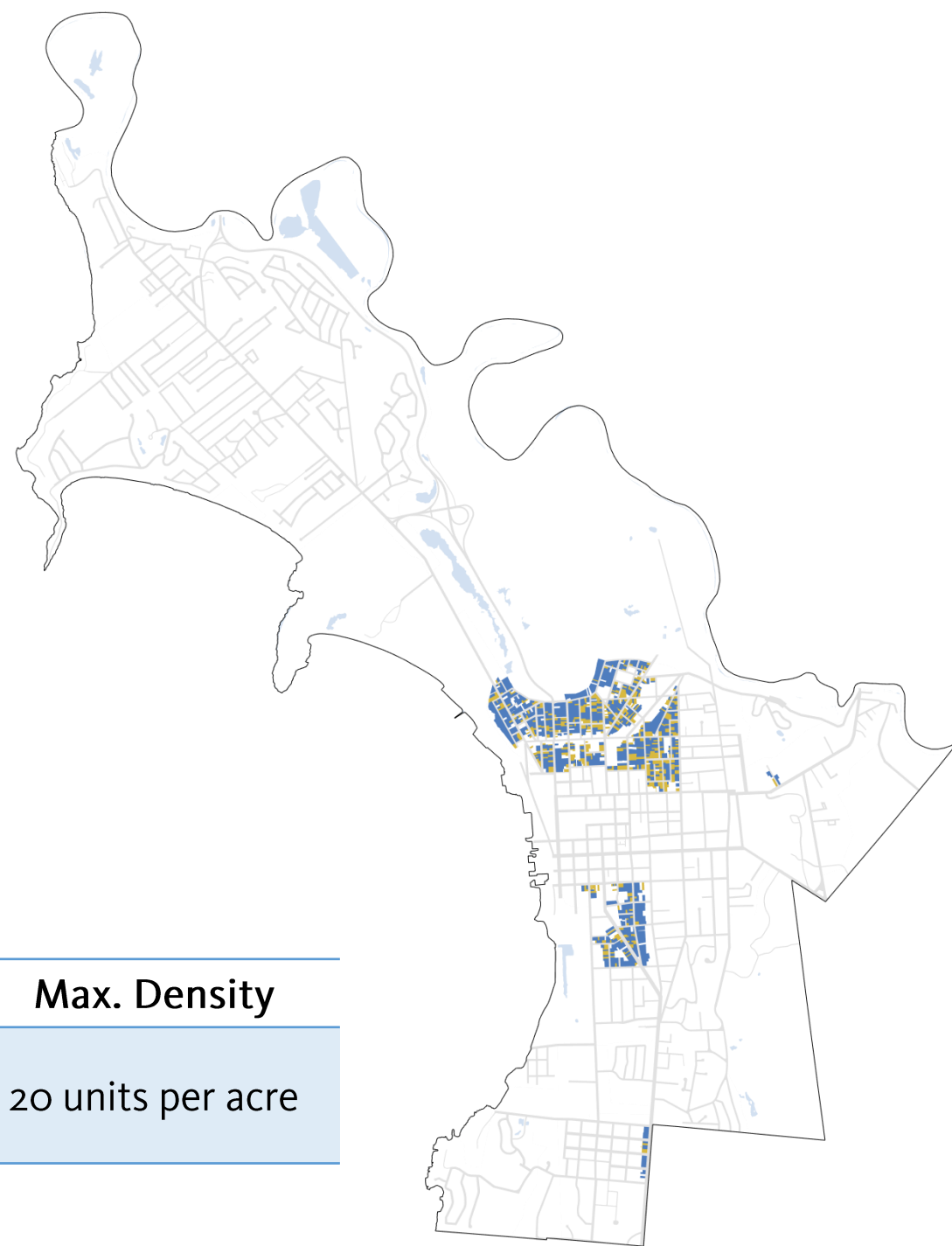
	Min. Lot Size	Min. Lot Width	Max. Density
Single detached dwellings	18,150ft ²	75 ft	4.4 units per acre
Duplex	22,016ft ²	100 ft	5.5 units per acre

Residential – Medium Density

64% conform to the 2008 lot width and density standards

65% meet density standards

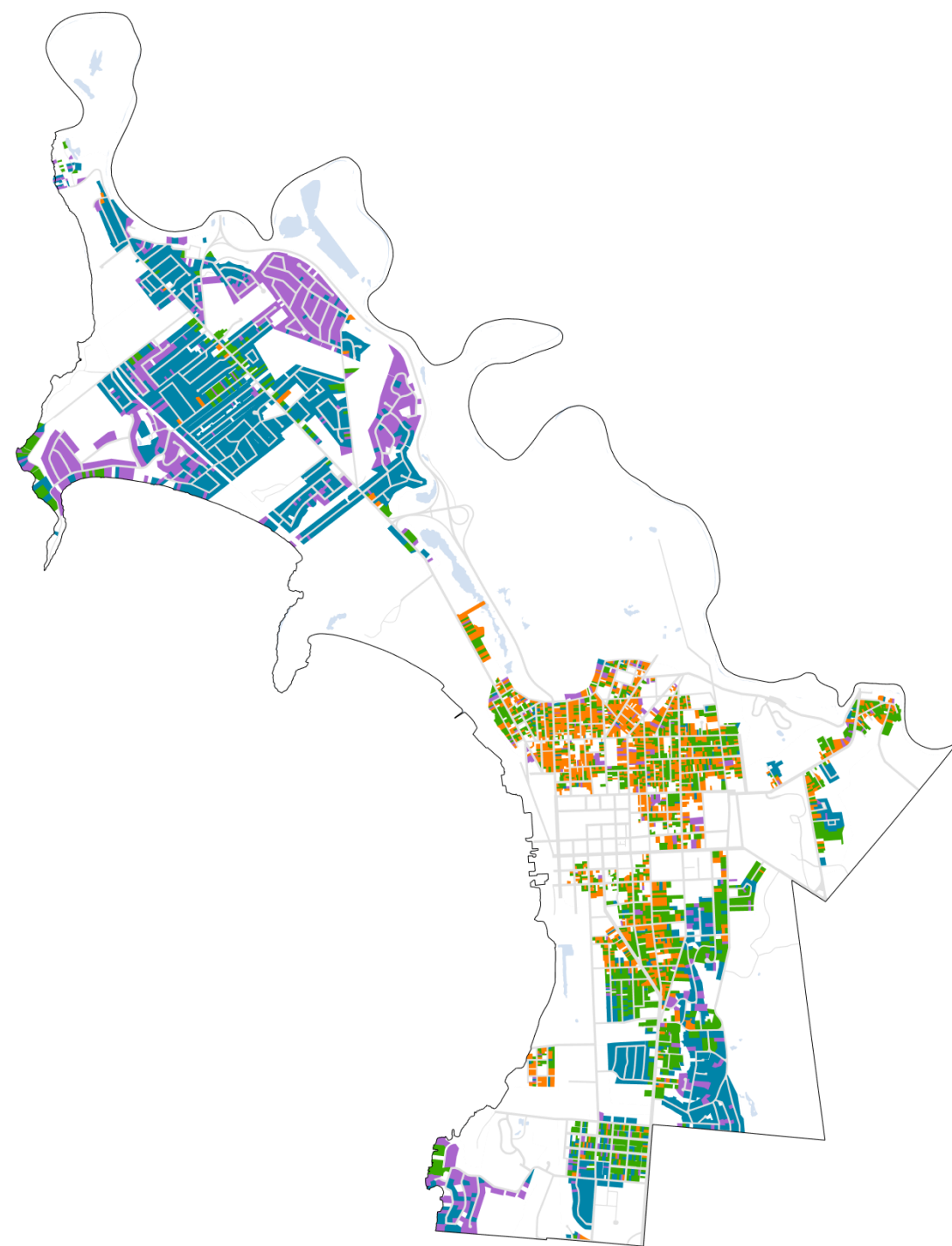
97% meet lot width standards



	Min. Lot Size	Min. Lot Width	Max. Density
Single detached dwellings	n/a	30 ft	20 units per acre
Duplex			

Typology Frequency Analysis & Neighborhood Development Eras

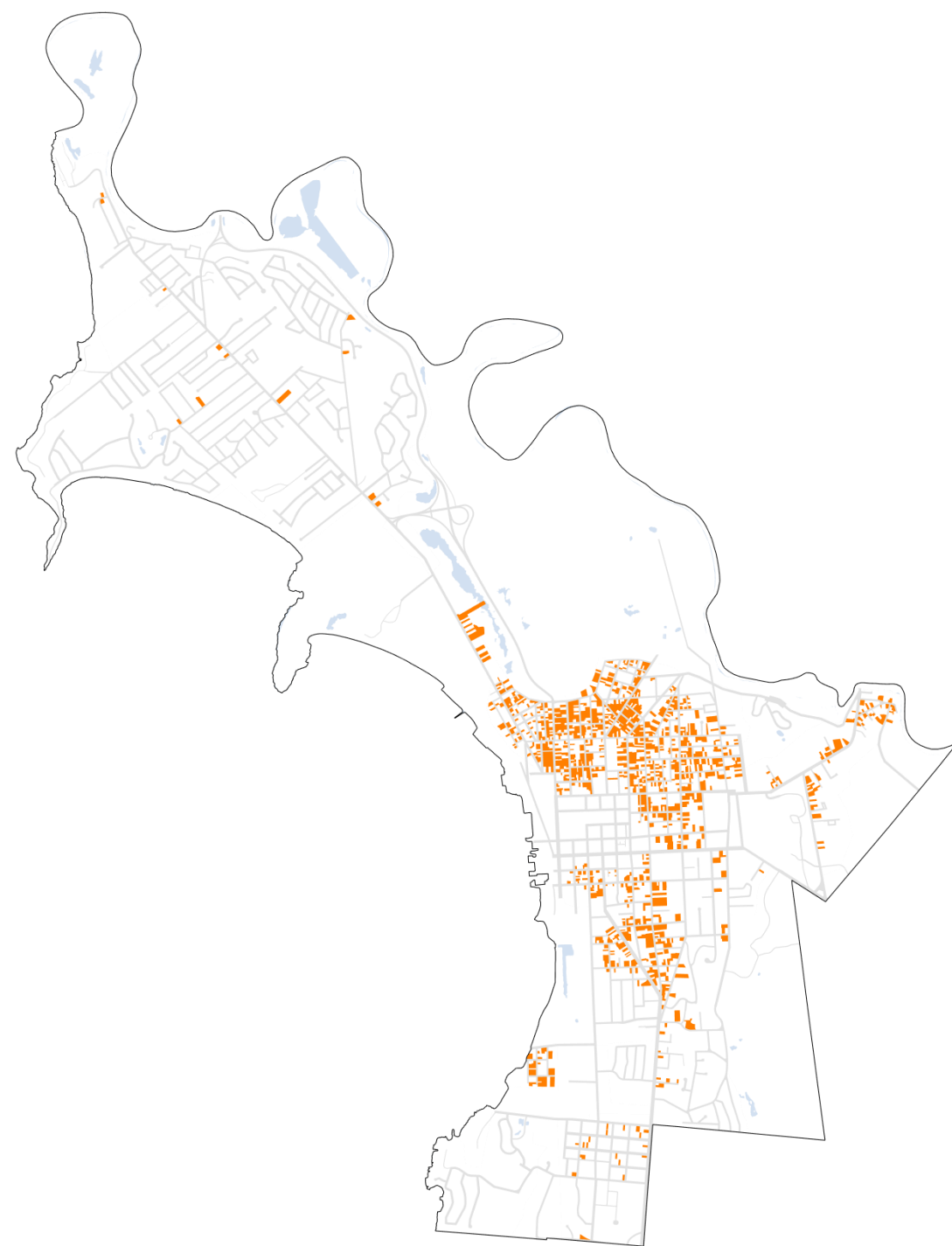
- Analysis of residentially zoned parcels with buildings up to 4 units
- Frequency analysis of 4 factors (residential land use, lot size, lot width, density) revealed 12 housing typologies
 - Typologies represented 74% of residentially zoned parcels
- These typologies were categorized based on their eras of development



Early Urban Development

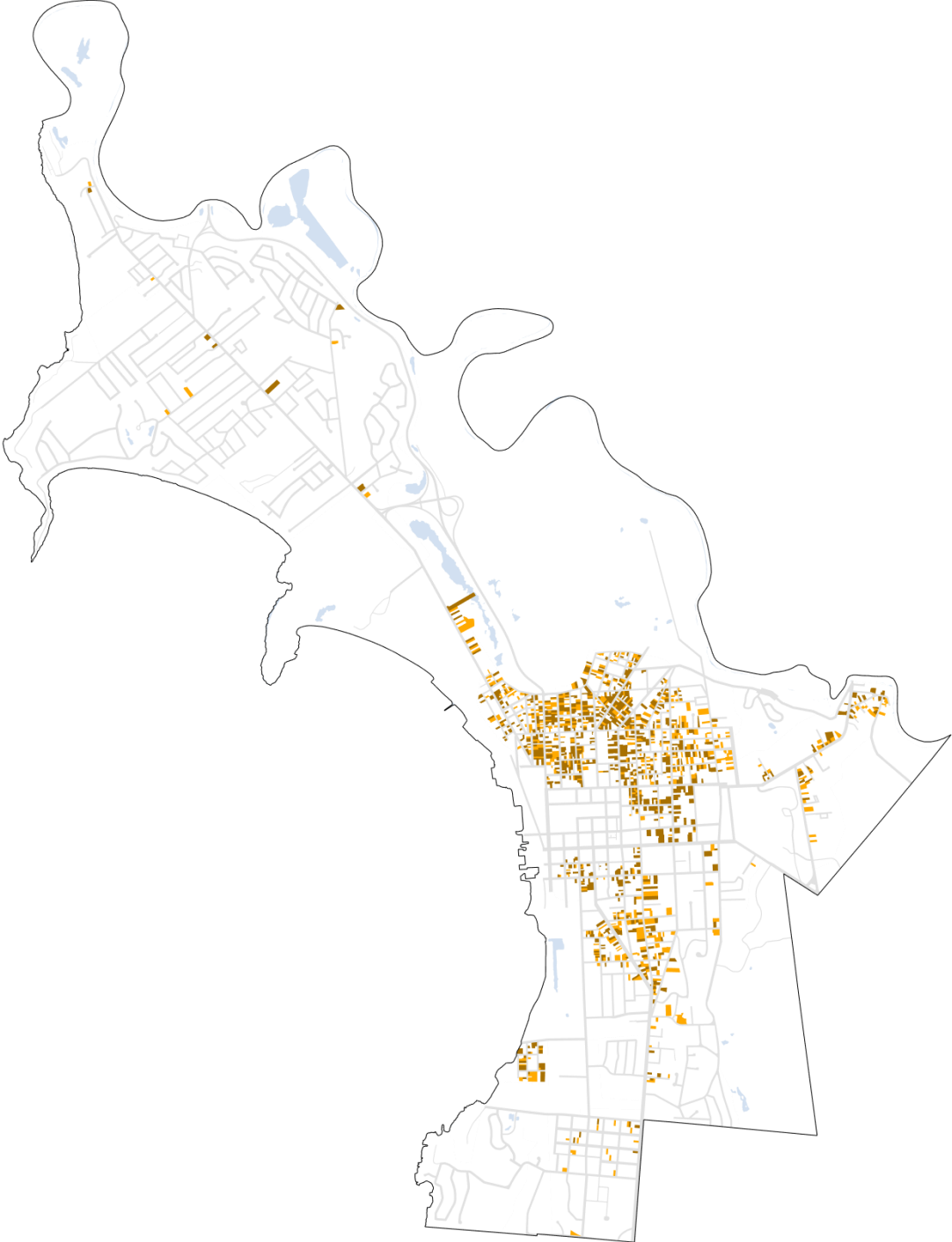
Pre-1900's

- Lots were originally developed **before zoning** was adopted and **before cars**
- Mix of **both** single- and multi-family housing types
- Development was **dense** and on small narrow lots:
 - Median lot size: Below 6,000ft²
 - Lot width: 30 – 60ft
 - Density for Single Family: 7 – 20 units/acre
 - Density for Multi-Family: 20 – 40 units/acre
 - Median setbacks less than 10 ft for single family homes and less than 5 feet for multi-unit homes



Early Urban Development

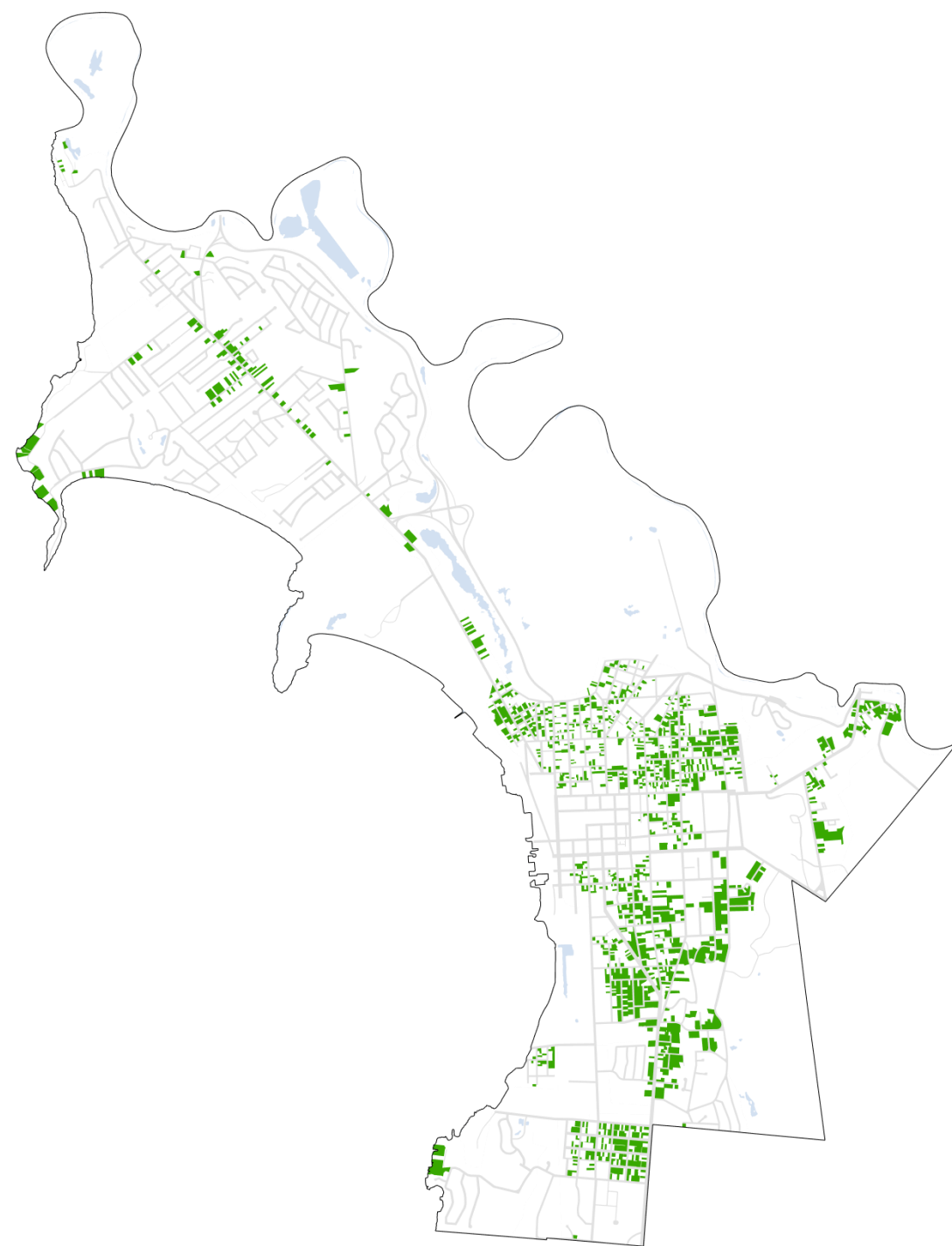
Single & Multi-Family



Early Suburban Development

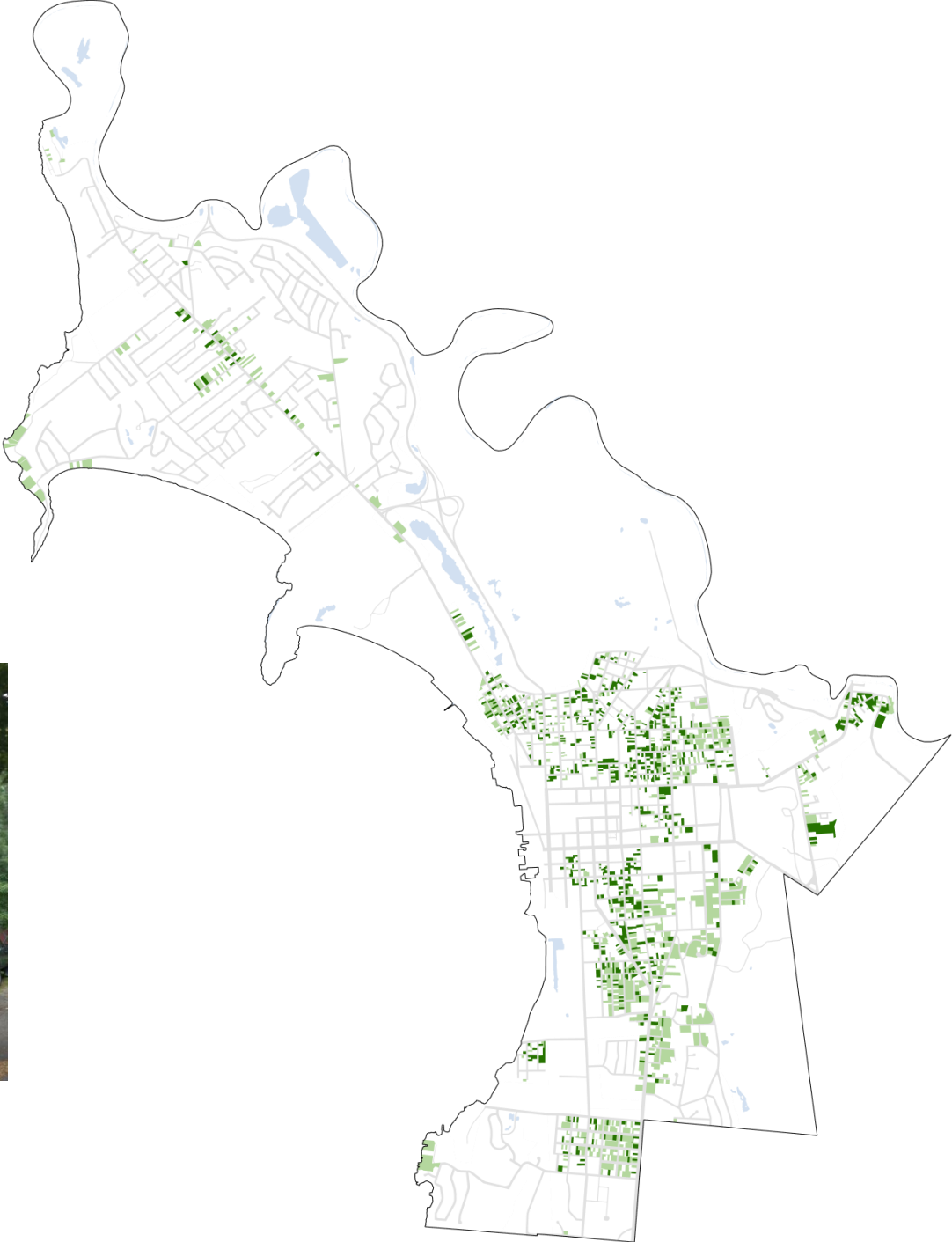
1900 - 1940

- Developed **prior to zoning**, transitioning from streetcar to automobiles
- Infill development along older homes, branching out **along streetcar lines**
- Mix of **single-family and duplex** housing types
- Development was still **dense**:
 - Median lot size: 6,000ft² – 10,000ft²
 - Lot width: 30 – 60ft
 - Median Density: 7 – 20 units/acre
 - Setbacks ranged from 5 – 15 ft



Early Suburban Development

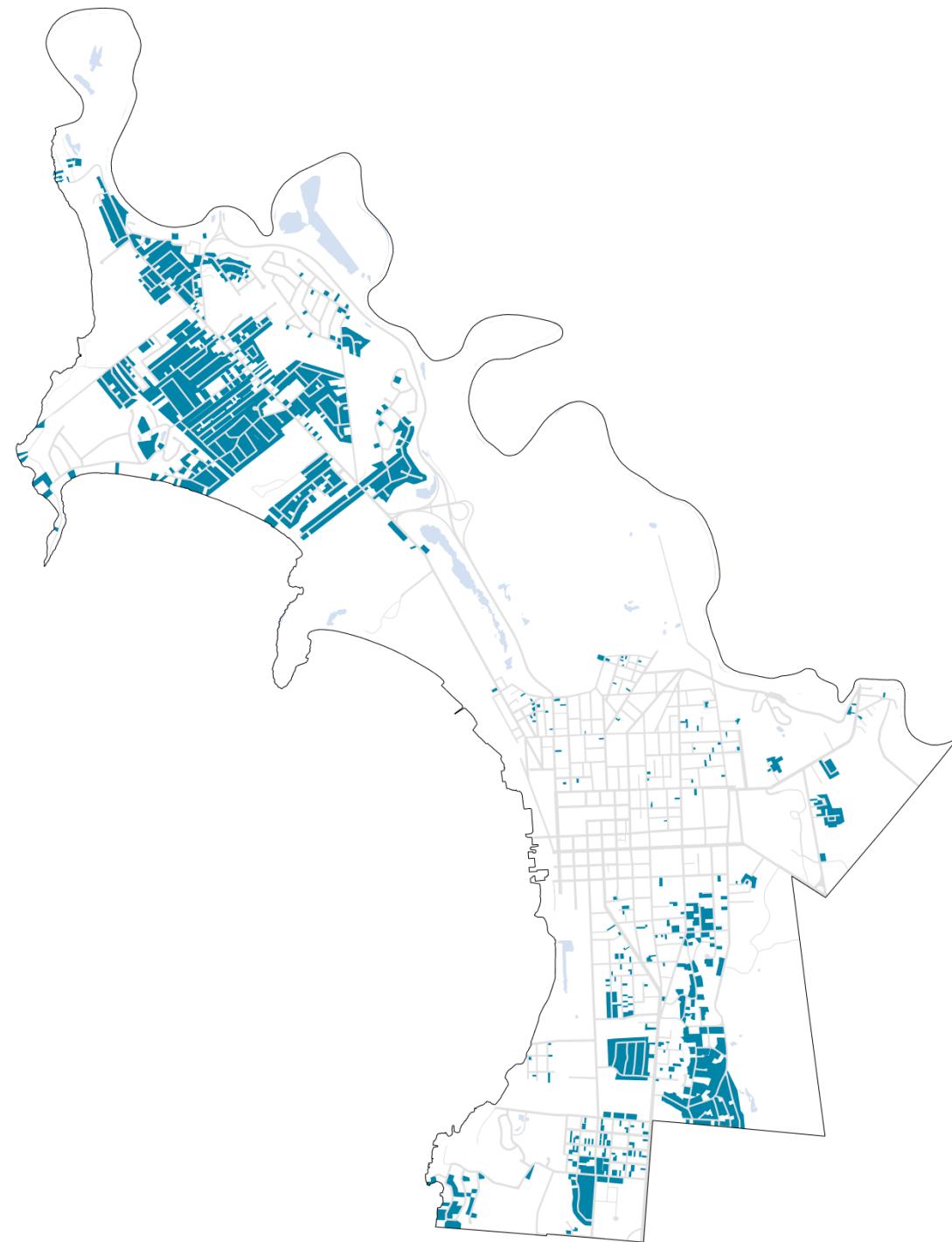
Single & Multi-Family



Post-War Development

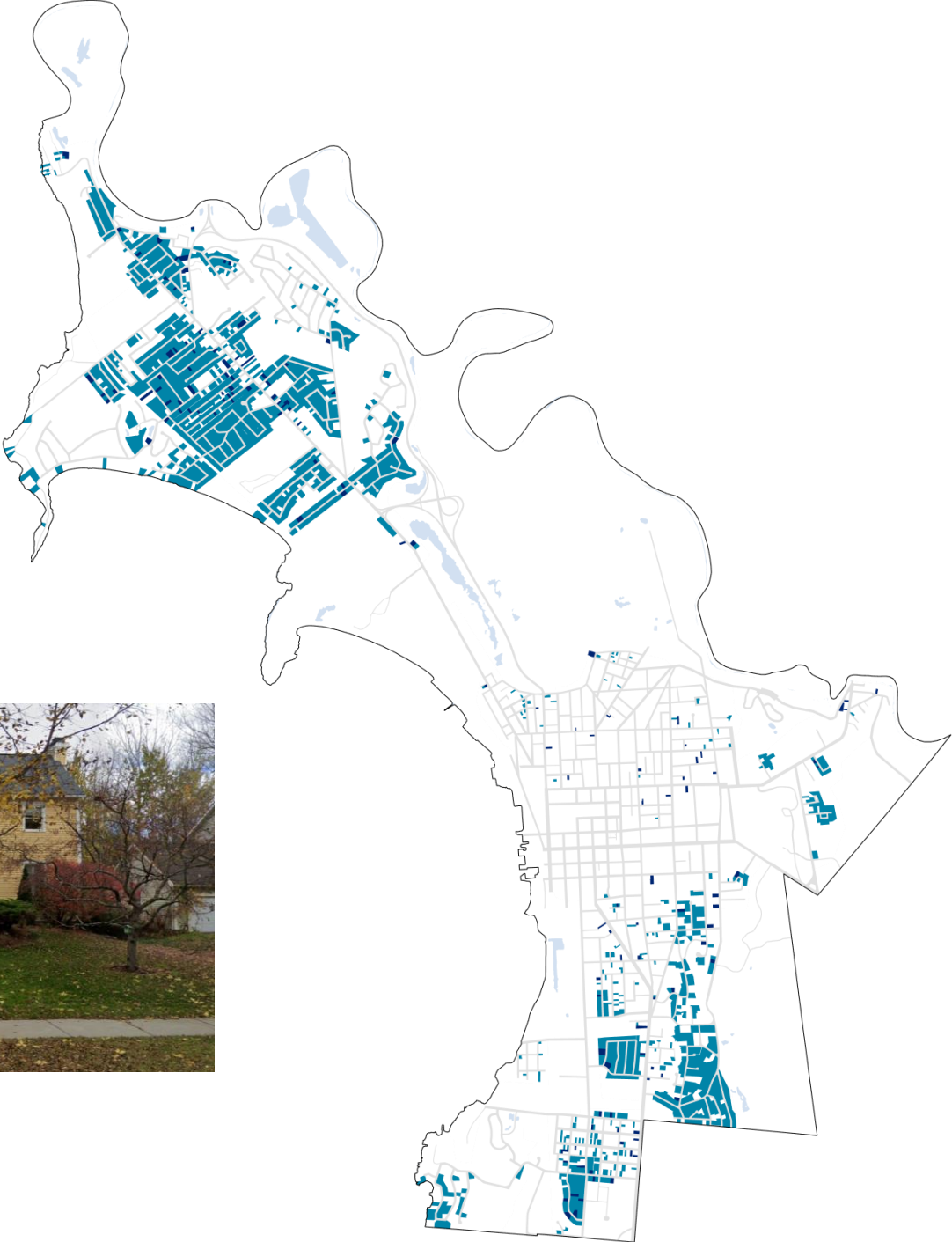
1940 - 1970

- Developed mostly **after zoning was adopted**
- Car-oriented developments were **further from downtown**
- Predominantly **single family**, often ranch style homes on **wide lots**
 - Median lot sizes range from 6,000ft² up to half an acre
 - Median Density: Below 7 units/acre
 - Setbacks ranged from 15 to 30 ft



Post-War Development

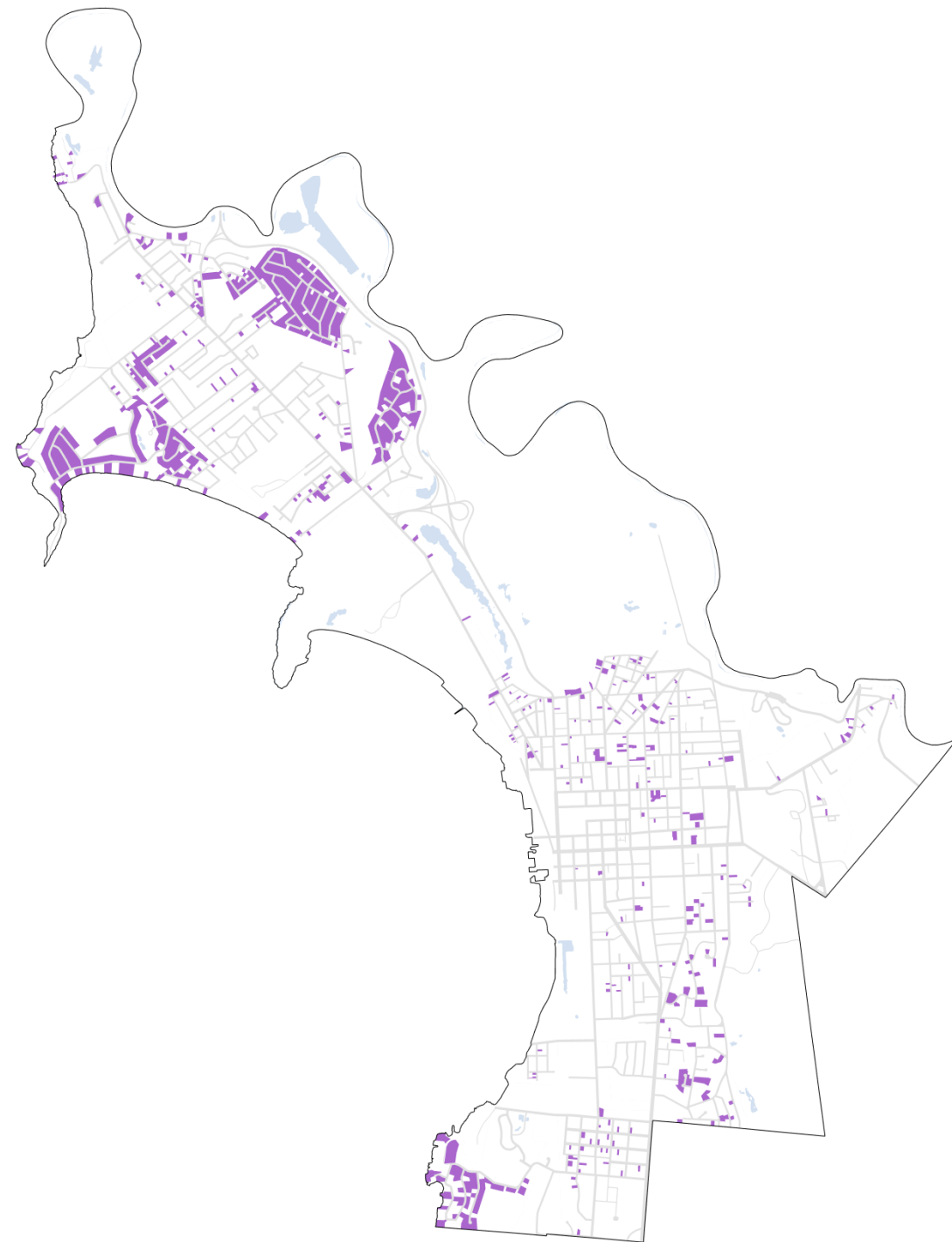
Single Family Homes



Post-Suburban Development

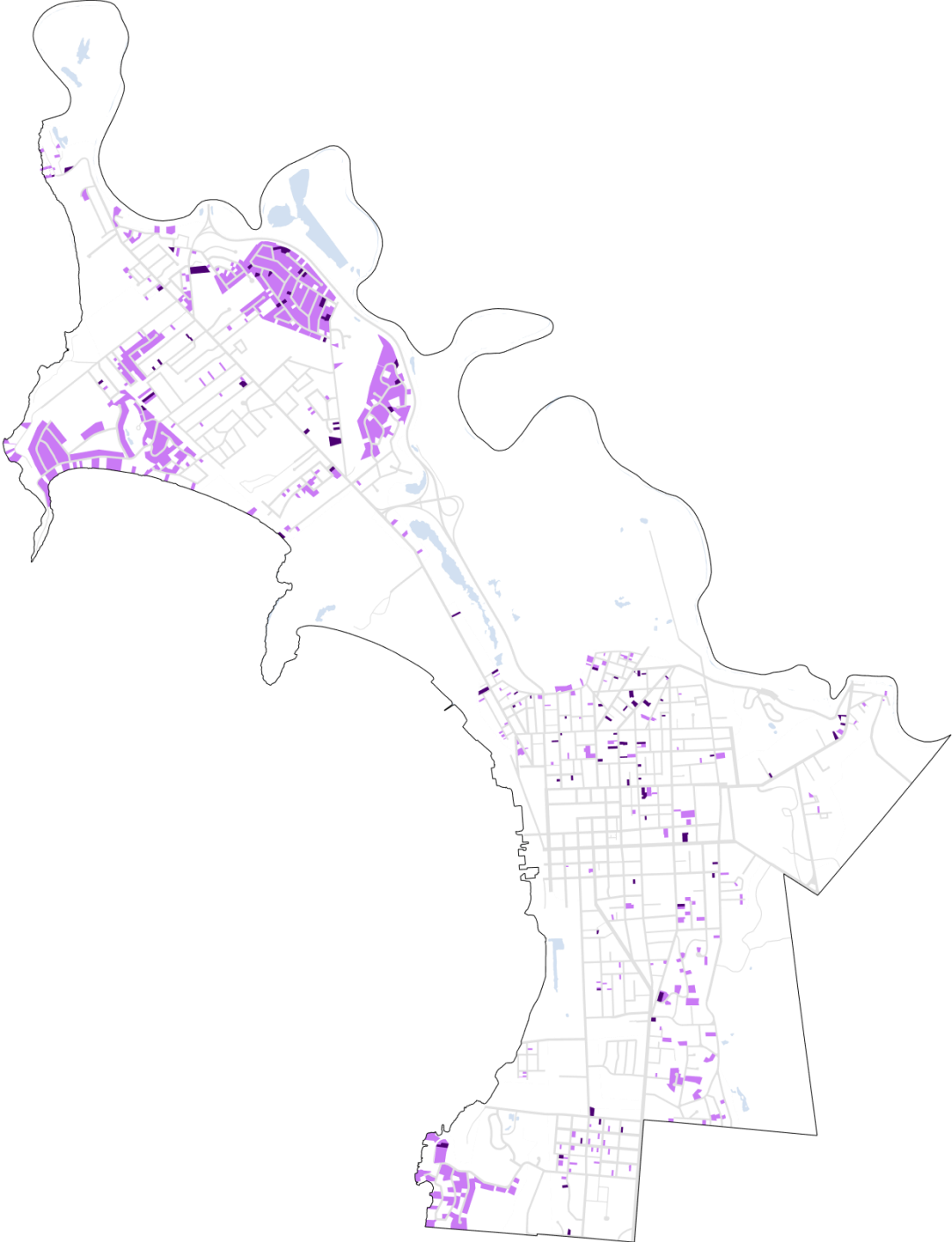
1970 - Present




- Developed after zoning **limited housing choices**
- Farther from downtown in **larger subdivisions** and waterfront areas
- Predominantly **single family homes** on lots greater than 60 ft wide
 - Median lot sizes typically greater than $\frac{1}{2}$ an acre
 - Median Density: Below 7 units/acre
 - Setbacks ranged from 30 to 35ft



Post-Suburban Development

Single Family



	Early Urban (or RM)	Early Suburban (or RM)	Post-War (or RL)	Post-Suburban (or RL)	Other (i.e Major Corridors)
 <p>Cottage Court</p>			●	●	
 <p>Duplex Side-By-Side</p>	●	●	●		
 <p>Fourplex: Stacked</p>	●				●